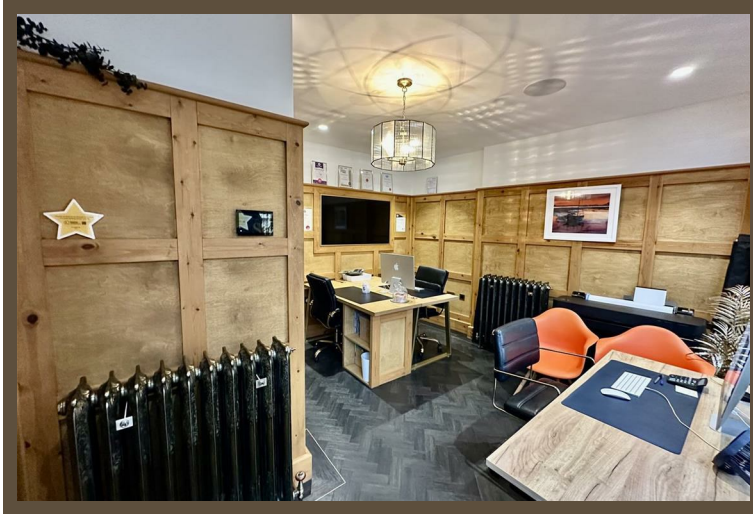


SCOTT &  
STAPLETON

BROADWAY  
Leigh-On-Sea, SS9 1PG  
£9,000 Per Annum





## **BROADWAY**

**LEIGH-ON-SEA, SS9 1PG**

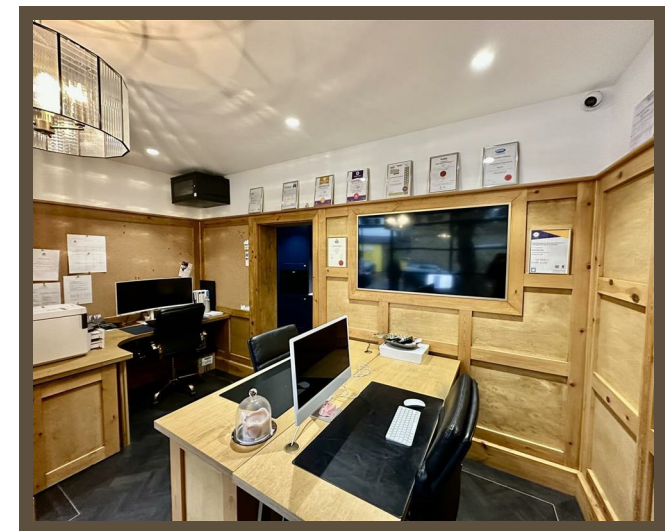
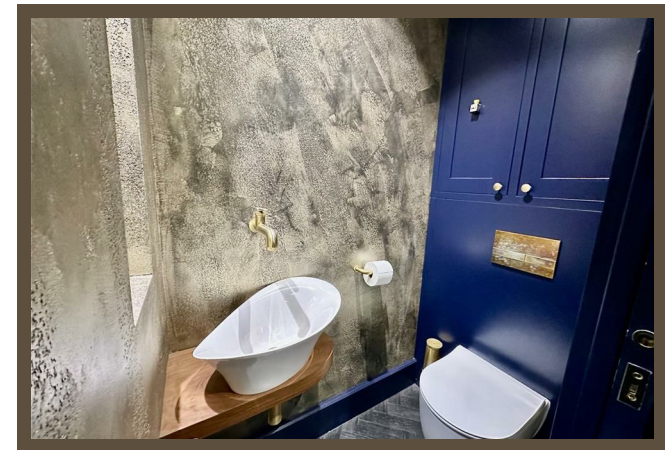
**£9,000 per  
annum**

Scott & Stapleton offer for rent this charming retail shop/office available in early 2026, situated in a highly sought after area on Leigh Broadway.

The property is in a prime position just off the popular Leigh Broadway with a great deal of passing traffic being an ideal opportunity for a small office, retail unit, barbers, etc, etc.

Unit of approx. 200 sq ft with a small kitchen area & toilet to the rear.

A great and affordable opportunity for a start up business/office in a busy Broadway location.



Shop

4.42m x 4.14m (14'6 x 13'7)

Kitchen

2.11m x 2.11m (6'11 x 6'11)

Toilet

| Energy Efficiency Rating                    |                            |                                                                                       |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                             |
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) A                                 |                            |                                                                                       |
| (81-91) B                                   |                            |                                                                                       |
| (69-80) C                                   |                            |                                                                                       |
| (55-68) D                                   |                            |                                                                                       |
| (39-54) E                                   |                            |                                                                                       |
| (21-38) F                                   |                            |                                                                                       |
| (1-20) G                                    |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                                                                                       |
|-----------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                                                 | Current                    | Potential                                                                             |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                       |
| (92 plus) A                                                     |                            |                                                                                       |
| (81-91) B                                                       |                            |                                                                                       |
| (69-80) C                                                       |                            |                                                                                       |
| (55-68) D                                                       |                            |                                                                                       |
| (39-54) E                                                       |                            |                                                                                       |
| (21-38) F                                                       |                            |                                                                                       |
| (1-20) G                                                        |                            |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                       |
| England & Wales                                                 | EU Directive<br>2002/91/EC |  |